

NORTHGATE CONDOMINUM ASSOCIATION

Board of Directors Meeting Minutes

April 30, 2008 6:00pm. – 8:00pm.

I. CALL TO ORDER AND ROLL CALL

The meeting was called to order. Helen Frey, Mark Bloomfield, Tom Precella, Jason Gray, Carrie Haverfield and Property Manager Dave Martindale present.

II. ESTABLISH A QUORUM

A quorum was established.

III. APPROVAL OF MINUTES OF THE PREVIOUS MEETING

Helen moved to approve the minutes, pending grammar and spelling corrections, and Mark seconded. The minutes were approved.

IV. OWNERS AND RESIDENTS FORUM

Mark asked about solar power, and if the board was amenable to his exploration of putting solar power on his unit. The other board members agreed that they would support such

V. APPROVAL OF FINANCIALS

Helen moved to approve the March, 2007 financial report and Carrie seconded. The financial report was approved.

VI. REPORTS OF OFFICERS

a) Presidents Report

b) Managers Report

VII. OLD BUSINESS

Dave had a proposal for solution of the drip from the deck of unit 3 onto the railing of unit 1. The board approved the addition of a painted gutter to catch the water from the upper deck and drain it off the side of the deck to the parking lot below. Dave will also get quotes on painting railings.

Mark mentioned that the contractor that measured his windows was concerned that there was more damage to the deck than just peeling paint. Dave will have the deck inspected more closely.

Dave will call the owner of Unit 22 and set up a meeting to discuss a resolution to the drainage issue in the corner of building 3393.

After discussion, the board decided to put off fixing the concrete portions of the driveway, and just repair the worst area of asphalt, the two depressions on the south portion of driveway.

Board approved having Duggan Integrity Services' bid to remove the plywood of the 3rd floor walkway (by unit 52) so that it could be inspected by the engineer.

After discussion and a walk down to inspect the area for the proposed community garden, the board approved use of the area for a community garden, with a budget to set up the garden not to exceed \$500, plus an additional amount (to be determined) to fix the water supply on the south side of O'Neal Pkwy. The repair of the water supply will include protection from a repeat of the recent damage, as well as a means to secure the water supply so that it can only be used for the garden. Helen asked that the meeting minutes reflect her support for the garden but she doesn't think the HOA should pay for it. The board also decided that there will be a \$25 per year fee for each plot.

Requests for next month's agenda:

BBQ or block party

Bike racks

VIII. ADJOURNMENT

The meeting was adjourned. The next meeting will be Thursday May 22, 2008 at Mark's home, Unit #1